

Draft of 2/25/16

Chadds Ford Township  
Delaware County, PA

Board of Supervisors' Workshop  
Wednesday, January 27, 2016  
7:00 p.m.

Call to Order

The Workshop Meeting of the Chadds Ford Township Board of Supervisors was called to order at 7:02 p.m. Chairman Frank Murphy, Vice Chair Samantha Reiner and Supervisor Noelle Barbone were present. Ms. Amanda Serock, Manager, Mr. Michael Maddren, Esq., Solicitor, Mr. Michael Schneider, PE, Engineer and Mr. Matthew DiFilippo, Assistant to the Manager/ Township Secretary were also present.

Announcements

Supervisor Barbone announced the second Visioning Workshop to take place at the Township building, Thursday, January 28<sup>th</sup> at 6:30PM.

Old Business Discussion Items: Appointments

Chairman Murphy announced that the Board would be moving forward with some appointments that haven't been finalized, yet, for 2016.

New Business Discussion Items: Resolution 2016 – 13, Temporary Signs

Chairman Murphy, Vice Chair Reiner and Manager Serock opened the discussion regarding the length of time businesses would be allowed to continue to display a temporary a-frame sign. Vice Chair Reiner and Chairman Murphy noted that the resolution would only allow for an additional six months as the Township planned to review and possibly update its sign ordinance. Vice Chair Reiner continued the discussion regarding setting up an ordinance committee and how to choose committee members. The Board discussed that possibly it would be better to announce the formation of a committee, and then reach out to other existing committees for participation or referrals of other community residents or business leaders rather than just appointing individuals at next week's regular meeting.

New Business Discussion Items: Delaware County Act 247 Review Applications: Concord Realty LLC, Subaru Dealership; Harrier LLC, Wonderland Farms PRD Application

Engineer Schneider confirmed with Secretary DiFilippo that the Concord Realty, LLC, Subaru Dealership application went to the County. Solicitor Maddren commented that the Township may not be receiving a conditional use application from Harrier, LLC and will need a strategy. Secretary DiFilippo confirmed that the Act 247 review application for Harrier, LLC, hadn't been sent. Vice Chair Reiner inquired if the Township would plan on attending upcoming county Act 247 review meetings. Chairman Murphy responded that it's something they should discuss –

whether or not a Township elected official or staff member should attend the county's Act 247 review meetings. Solicitor Maddren suggested caution in taking a position at such meetings when the application is still under review.

### Other Discussion Items

Vice Chair Reiner reported a great meeting on January 19<sup>th</sup> with the Sewer Authority. She felt after the meeting that it may not be a bad idea to request a feasibility study for the expansion of Turner's Mill wastewater treatment plant. Manager Serock added that per the direction of the group at that meeting, the Sewer Authority's Engineer, Tom Leisse, had already started to look into the possibility of whether or not expanding Turner's Mill was feasible. Vice Chair Reiner suggested that the Township consider soliciting proposals for a feasibility study from Pennoni, Kelly and Close and Bradford Engineering. Vice Chair Reiner continued that she would like to see additional studies on turning the Ridings Plant into a pump station. Chairman Murphy said that the parameters should be set-up by the current Township and Sewer Authority engineers, Pennoni Associates. He continued that the residents in the Ridings should be fully aware as well. There was some discussion raised by Vice Chair Reiner regarding the Sewer Authority's role in the 537 Plan. There was also some discussion about re-visiting the 537 Plan on the agenda from month to month under old business.

The following procedural and upcoming meeting items were discussed, briefly: the Workshop on February 24<sup>th</sup> and the "loop road" presentation to be given by the Henderson Group; whether or not the Code Red system will be kept by the Township; the real estate tax bill about to go to all of the residents and finishing the letter accompanying it; the idea of having a solicitor's report on the regular meeting agenda; the placement of public comment on the agenda; the preference of not having all of the police reports, rather a summary; the inclusion of a code enforcement and building inspection report as well as a similar report from the SEO officer; including a copy of the cover letter that goes to the Board of Assessment with the C.O.'s in the packet as well as providing that to the Tax Collector; and, including a list of RTK requests and complaints in the meeting packet.

### Public Comment

Tom Singer, Heyburn Road, Planning Commission, inquired about Wonderland Farms and their tentative PRD plan suggesting that more homes are being presented on the plan than can actually be built on the proposed property. Engineer Schneider assured Mr. Singer that the fully engineered plan was being reviewed by Pennoni and a review letter was currently being drafted.

Tom McGurn, Chadds Ford Hypnosis, expressed disappointment in the Township for not continuing the Temporary Sign permit program. Chairman Murphy responded that some of the Temporary signs are an eyesore and that the program is abused by people using non-permitted signs. He continued that the sign ordinance is going to be reviewed and that possibly there is a more permanent temporary sign solution in the ordinance rather than a stand-alone resolution passed every year allowing the a-frame signs. Chairman Murphy expressed interest in involving

the business community in this discussion as he would like to accommodate the Township's business community.

Adjournment

Vice Chair Reiner's motion to adjourn at 8:17 p.m. was seconded by Supervisor Barbone and passed unanimously.

Respectfully submitted,

Matthew DiFilippo, Township Secretary